

Affidavit Page 1 of 2
Gary Christensen Washington County Recorder
09/17/2021 09:37:40 AM Fee \$40.00 By 1ST
LIBERTY TITLE LC

1st Liberty Title, LC
9488 South Union Square
Sandy, UT 84070
File 2102079

SCRIVENER'S AFFIDAVIT

State of Utah)
 : ss.
County of Salt Lake)

On the 17th day of September, 2021, Steven D. Brantley, the affiant herein, upon oath, states as follows:

1. I am Steven D. Brantley. I am over the age of 21 years. I am a licensed title and escrow officer employed at 1st Liberty Title, LC. The information contained herein is personally known to me. I am competent in every way to make this affidavit.
2. I caused three documents to be recorded with the Washington County Recorder on August 26, 2021. (1) A **Warranty Deed** in which ROBERT CORD BEATTY appeared as Grantor and HAROLD C WEBB, DORIAN T. WEBB and KYLE SMITH, as joint tenants, appeared as Grantees, recorded as Entry No. 20210056584. (2) A **Deed of Trust**, recorded as Entry No. 20210056585, in which Harold C Webb, Dorian T Webb and Kyle Smith appear as Borrowers, Paul M. Halliday, Jr., as Trustee, and United Wholesale Mortgage, LLC as Lender; and (3) a **Notice of Interest**, in which Robert Cord Beatty appears as tenant / purchaser, recorded as Entry No. 20210058223 of Official Records, which purported to convey title and to encumber to certain real property, situate in Washington County, State of Utah, more particularly described as:

Lot 11, BLOOMINGTON RANCHES NO. 6 SUBDIVISION AMENDED, according to the official plat thereof as recorded in the office of the Washington County Recorder, State of Utah.

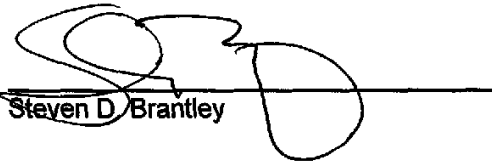
ALSO: Beginning at the Southwest corner of Lot 11, BLOOMINGTON RANCHES NO. 6 SUBDIVISION AMENDED, a recorded subdivision located in Washington County, State of Utah, in the Southwest quarter of Section 13, Township 43 South, Range 16 West, Salt Lake Base and Meridian, and running thence North 79°11' West 559.90 feet to the East bank meander line of the Virgin River; thence North 47°02' East along said meander line 60.20 feet; thence North 25°02' East along said meander line 78.84 feet; thence South 79°11' East 509.73 feet to the Northwest corner of said Lot 11; thence South 13°00' West 125.09 feet to the point of beginning.

Parcel No. SG-BR-6-11-A

3. By inadvertence, the legal description included on all three of the documents referenced above contained an error. The erroneous document descriptions included a call that should not have been included. Specifically, the erroneous call was: "...thence North 25°02' East along said meander line 60.20 feet..." This call should NOT have been included in the verbiage of the description.


4. This Affidavit is recorded to correct the official record, the documents referenced herein, and to give notice to any interested parties as to the correct legal description.

Dated as set forth above.


Steven D. Brantley

On the 17th day of September, 2021, Steven D. Brantley, the affiant herein, acknowledged to me that he executed the foregoing, and that the information contained herein is true and correct.




Notary Public